109.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,200 /	668,200
					USE VALUE:	668,200 /	668,200
					ASSESSED:	668,200 /	668,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		EVERGREEN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE MICHAEL P/ETAL
Owner 2:	MALONE JOY L
Owner 3:	
Street 1:	36 EVERGREEN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,256 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 982 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7256.000	266,500		401,700	668,200
Total Card	0.167	266,500		401,700	668,200
Total Parcel	0.167	266,500		401,700	668,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 680.45 | /Parcel: 680.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69749
GIS Ref
GIS Ref
Insp Date 03/04/09

!8547!

PREVIOUS ASSESSMENT

Parcel ID 109.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,500	0	7,256.	401,700	668,200	668,200	Year End Roll	12/18/2019
2019	101	FV	224,300	0	7,256.	396,000	620,300	620,300	Year End Roll	1/3/2019
2018	101	FV	224,300	0	7,256.	304,200	528,500	528,500	Year End Roll	12/20/2017
2017	101	FV	224,300	0	7,256.	287,000	511,300	511,300	Year End Roll	1/3/2017
2016	101	FV	224,300	0	7,256.	264,000	488,300	488,300	Year End	1/4/2016
2015	101	FV	208,300	0	7,256.	246,800	455,100	455,100	Year End Roll	12/11/2014
2014	101	FV	208,300	0	7,256.	227,300	435,600	435,600	Year End Roll	12/16/2013
2013	101	FV	208,300	0	7,256.	227,300	435,600	435,600		12/13/2012

PRINT

Date	Time
12/10/20	23:07:01

LAST REV

Date	Time
06/13/16	10:03:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8547

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS PATRICI	25848-355		11/28/1995		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	69749
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2015	146	Redo Kit	23,000					Renovation of kitc

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
3/4/2009	Measured	372	PATRIOT
1/31/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7256		Sq. Ft.	Site		0	70.	0.79	6			Med. Tr	-10					401,738						401,700	

Total AC/HA: 0.16657 | Total SF/SM: 7256 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,738 | Spl Credit | Total: 401,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	78000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362150
Depreciation:	95608
Depreciated Total:	266542

COMMENTS

TRAFFIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

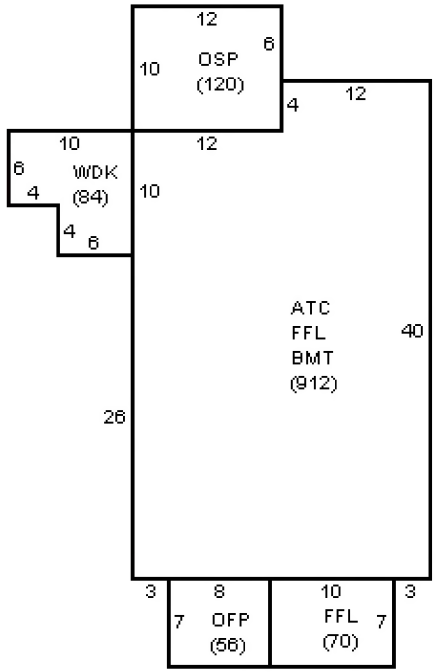
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



8

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	107.76
Final Total:	266500	Val/Su SzAd	204.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	982	175.480	172,324
BMT	Basement	912	52.640	48,012
ATC	Attic	319	175.480	56,014
OSP	Screen Porch	120	33.270	3,993
WDK	Deck	84	16.000	1,344
OFP	Open Porch	56	44.000	2,464

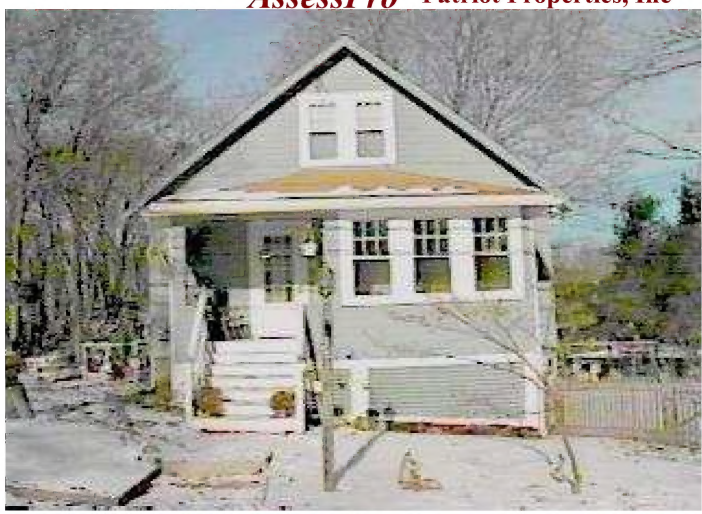
Net Sketched Area:	2,473			Total:	284,151
Size Ad	1301.1999	Gross Are	3066	FinArea	982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	